

CITY OF
HAYWARD

HEART OF THE BAY

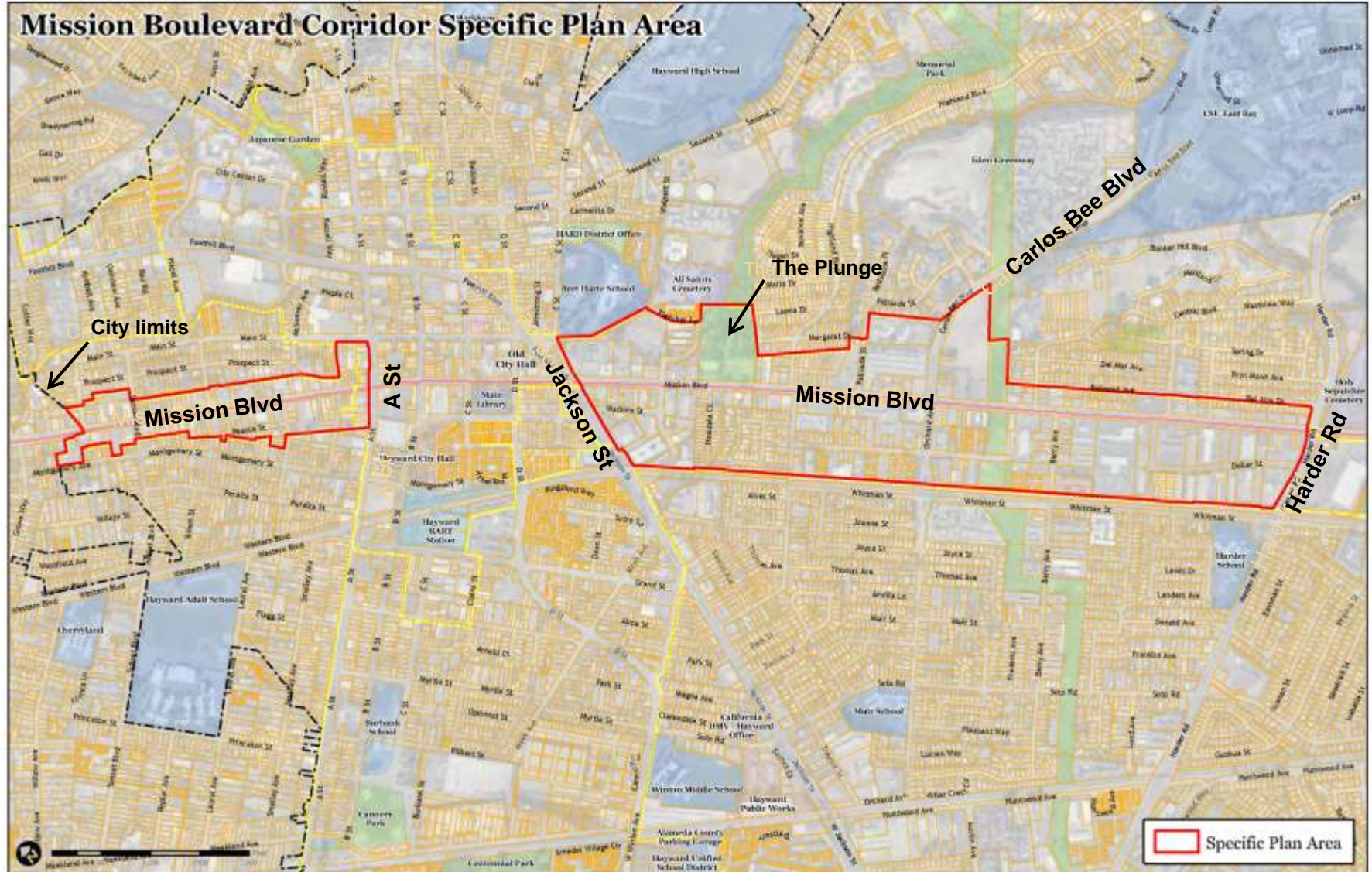
Mission Boulevard Corridor Specific Plan



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Laura Hall and Robert Alminana, *Hall Alminana, Inc.*
Kevin Colin, *Lamphier-Gregory*
Development Services Department



Specific Plan Area – 240 acres, 600 parcels



STAKEHOLDER INTERVIEWS

City Councilmembers	Local developers
Planning Commissioners	Local contractors
Prospect Hill Neighborhood Association	City staff - Planning
Hayward Area Planning Association (HAPA)	City staff - Transportation
Cal State East Bay	City staff – Public Works
County of Alameda	City staff - Engineering
Hayward Area Recreation & Parks (HARD)	Property owners & merchants
Bowman Elementary School	Local architects
Moreau Catholic High School	Auto dealerships
Downtown Neighborhood Watch	Police Department



Hayward's Mission Boulevard Specific Plan and Form- Based Code *What is your vision?*

Thursday
08 April
2010
Charrette kick-off event

7-9pm
Hayward City Hall
Council Chambers
777 B Street
Hayward, CA

Charrette April 12-16
Visit the City of Hayward's website for details
www.hayward-ca.gov : Projects & Studies



Public Process



Timeline

TIMELINE FOR THE CITY OF HAYWARD MISSION BOULEVARD CORRIDOR SPECIFIC PLAN

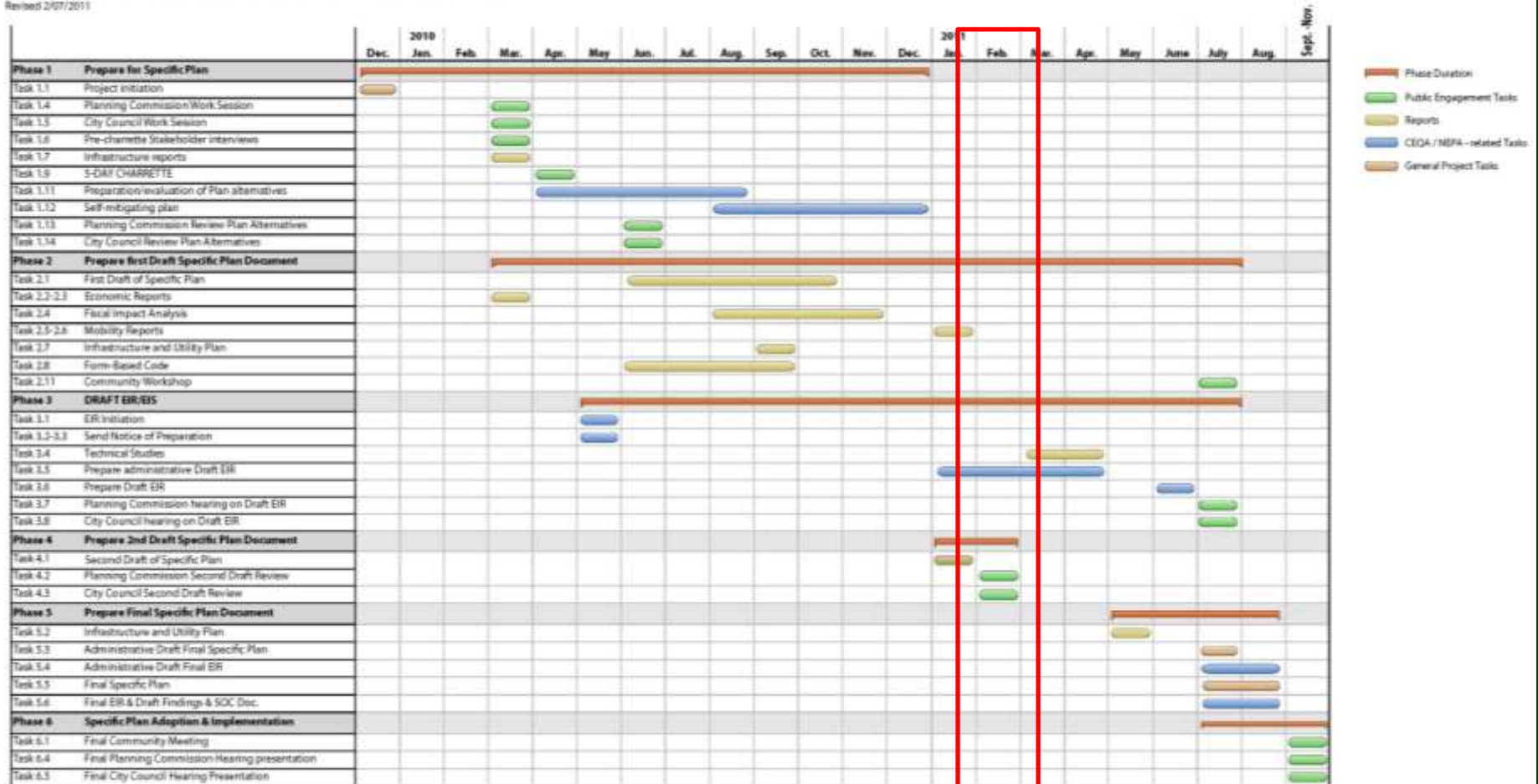
Revised 2/07/2011



Timeline

TIMELINE FOR THE CITY OF HAYWARD MISSION BOULEVARD CORRIDOR SPECIFIC PLAN

Revised 2/07/2011



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Timeline

TIMELINE FOR THE CITY OF HAYWARD MISSION BOULEVARD CORRIDOR SPECIFIC PLAN

Revised 2/07/2011



Specific Plan Contents

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- 1.3 Purpose and Intent of the Specific Plan
- 1.4 Planning Process
 - 1.4.1 Synoptic Survey
 - 1.4.2 Specific Plan Meetings
 - 1.4.3 Plan Preparation
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- 1.5 Statutory Requirements for the Specific Plan
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- 4.2 Chapter 10, Article 25 of the City of Hayward Municipal Code: The Mission Boulevard Corridor Form-Based Code
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 - Sec. 10-25.200 Regulating Plan and Transect Zones
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Appendices

- A Existing Conditions (Synoptic Survey – bound separately)
- B Market Analysis and Economic Development Strategy (bound separately)
- C Fiscal Impact Analysis (bound separately)

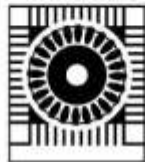


Chapter 1: Introduction

1 Introduction

- 1.1 Introduction to the Specific Plan
- 1.2 Planning Area
- 1.3 Purpose and Intent of the Specific Plan
- 1.4 Planning Process
 - 1.4.1 Synoptic Survey
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CITY OF HAYWARD



GENERAL PLAN

MISSION BOULEVARD CORRIDOR SPECIFIC PLAN

HAYWARD, CALIFORNIA



JANUARY 28, 2011 DRAFT



Chapter 2: Vision and Goals

2 Vision and Goals for the Mission Boulevard Corridor Specific Plan Area

- 2.1 Introduction
- 2.2 For the Community
- 2.3 For the Transect
- 2.4 For the Block and the Building



Chapter 3: Regulating Plan

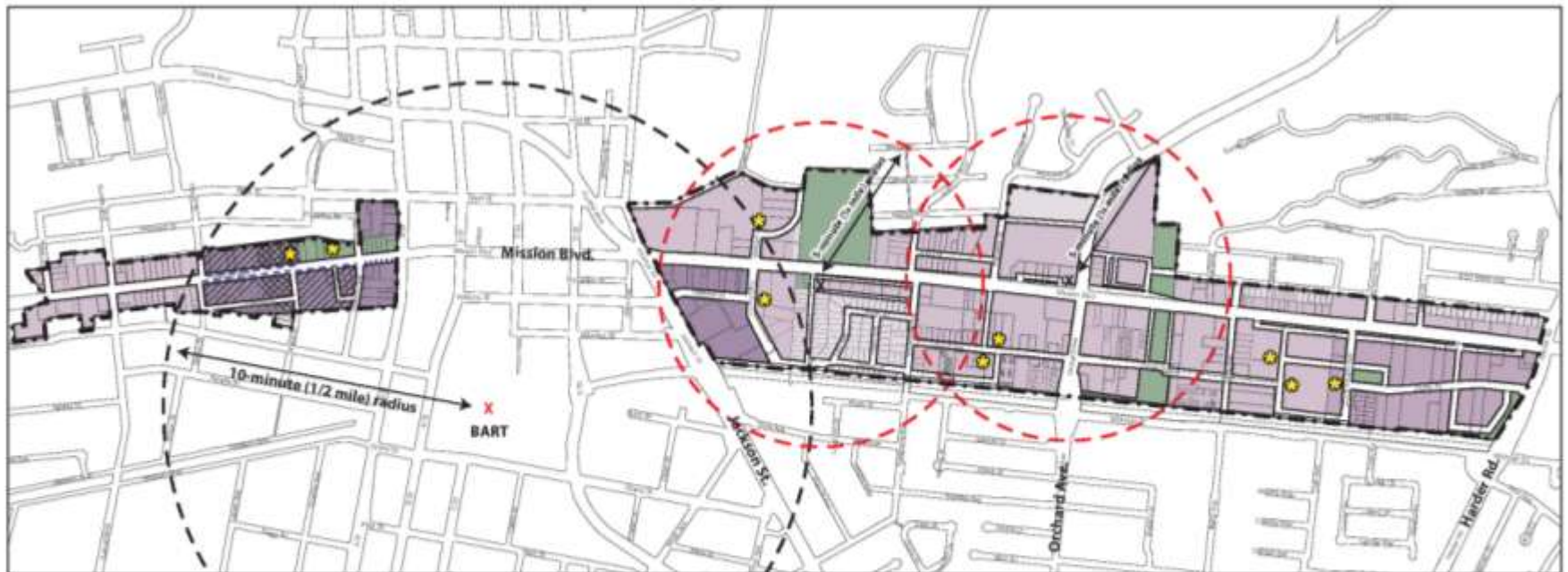
3 Regulating Plan for the Mission Boulevard Corridor Specific Plan Area

- 3.1 Introduction
- 3.2 Special Requirements
- 3.3 Transect Zones
- 3.4 Civic Spaces Zone
- 3.5 Thoroughfare Plans

SMARTCODE

Mission Boulevard Corridor

PREFERRED REGULATING PLAN (Figure 1-1)



Legend

--- Project Area

--- Parcels

● Terminated Vistas

--- Mandatory Shopfront Overlay

--- Recommended Shopfront Overlay

T3 Sub-Urban Zone

T4-1 Urban General Zone

T4-2 Urban Center Zone

T5 Urban Center Zone

Height Overlay 1: 2 to 3 Story

Height Overlay 2: 2 to 4 Story

Civic Space Zone

4.3 DU/acre min; 17.5 DU/acre max

17.5 DU/acre min; 36 DU/acre max

17.5 DU/acre min; 36 DU/acre max

36 DU/acre min; 56 DU/acre max

For illustrative purpose only:

10-minute walking radius
(1/2 mile from BART)

5-minute walking radius
(5/8 mile)



Alternatives

Mission Boulevard Corridor Specific Plan



May 28, 2010

Alternative Regulating Plan

- T3
- T4-1
- T4-2
- T5
- Civic Space

- 10-minute walking radius
(1/2 mile from BART)
- 5-minute walking radius
(1/4 mile)

Variables to Charrette Regulating Plan:

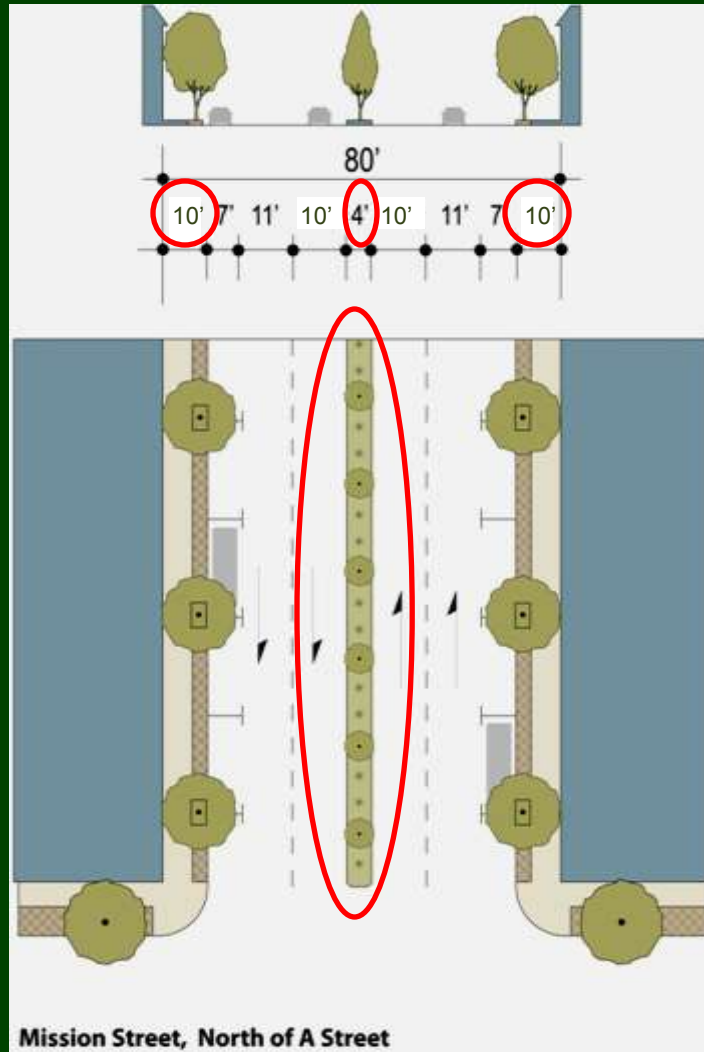
- ① Design of Mission Boulevard north of A Street (landscaped median, etc.)
- ② Reduce Maximum Building Height from 6 to 3 Stories
- ③ Designate Parcels on Mission between A Street and "Big Mike Park" as Civic Space
- ④ Designate area between Jackson, Mission, and Fletcher as T5
- ⑤ Designate Parcel at Southeast Corner of Mission and Jackson as Civic Space
- ⑥ Include Slip Lane on West side of Mission between Torrono and Harder
- ⑦ Change Zoning from SD to T4-2 and Change Location of New Thoroughfare

HALL ALMINANA
INCORPORATED



Alternatives

Variable 1: Design of Mission Blvd. north of A Street



Option 3: Install a 4-ft-wide landscape median and reduce slightly the parking lane and sidewalk widths.



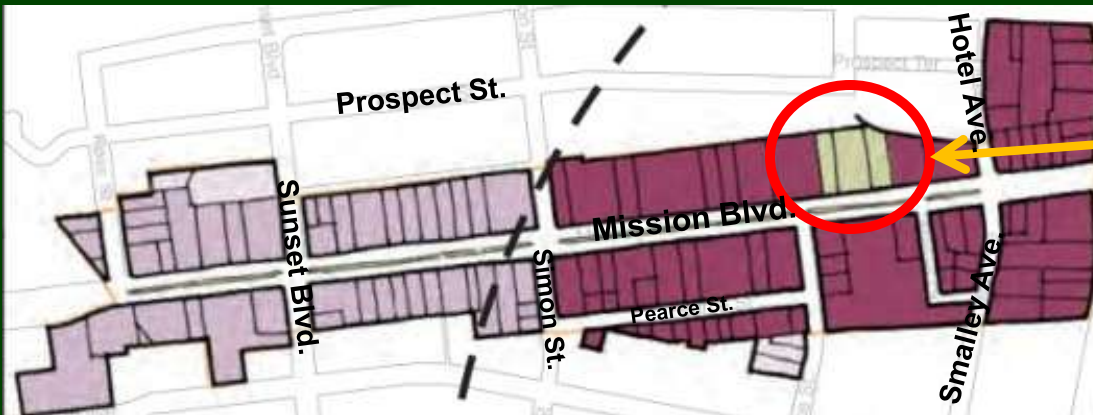
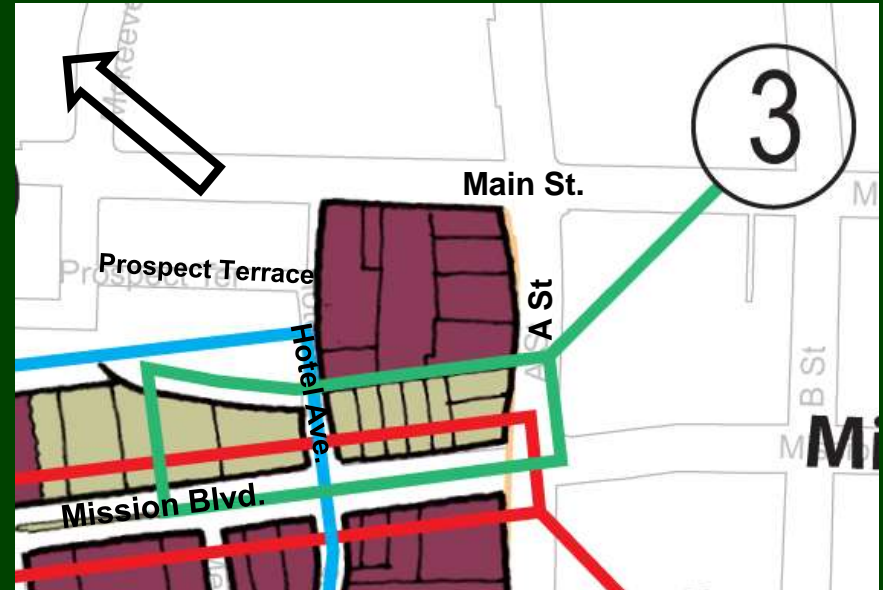
Alternatives

Variable 2: Reduce allowable Building Heights from 4-6 to 2-3 stories on Mission Blvd. between Hotel Ave. & Simon St.



Alternatives

Variable 3: Designate parcels on Mission Blvd. between A St. and “Big Mike Park” as Civic Space

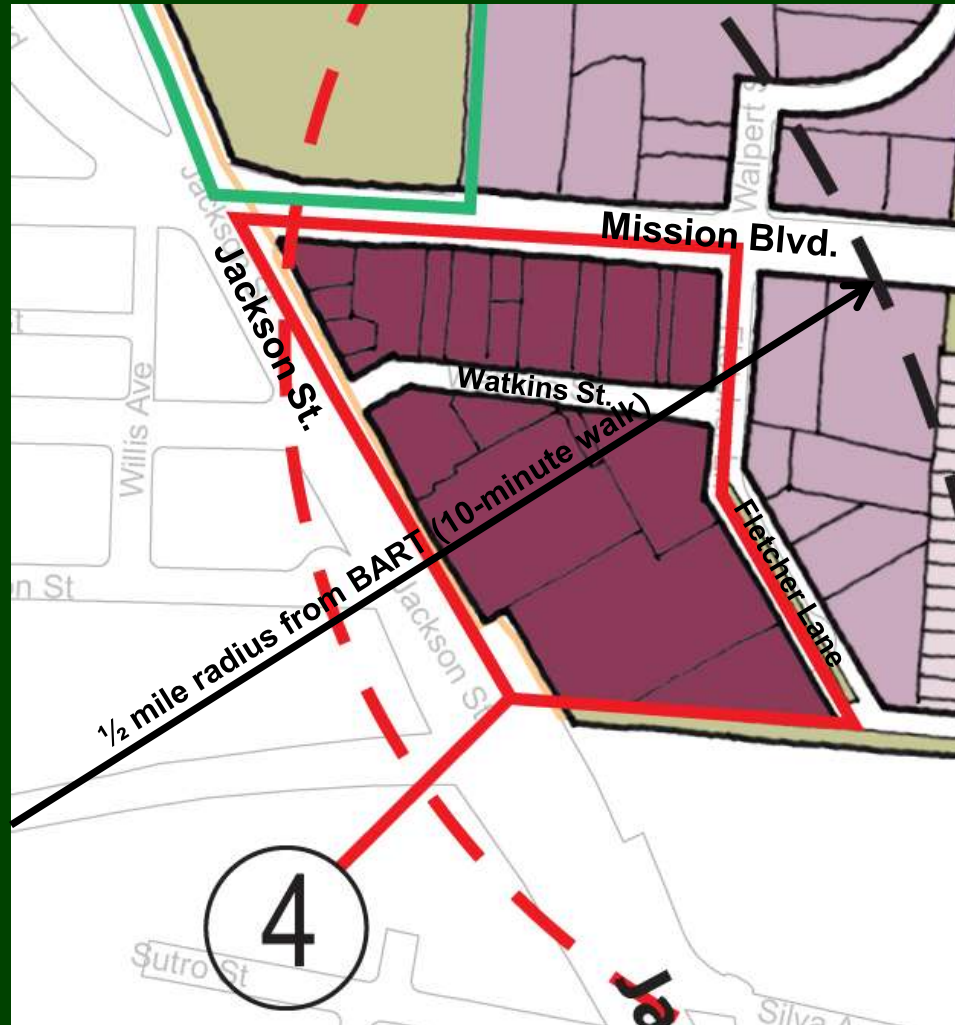


Proposed location of
“Big Mike Park”



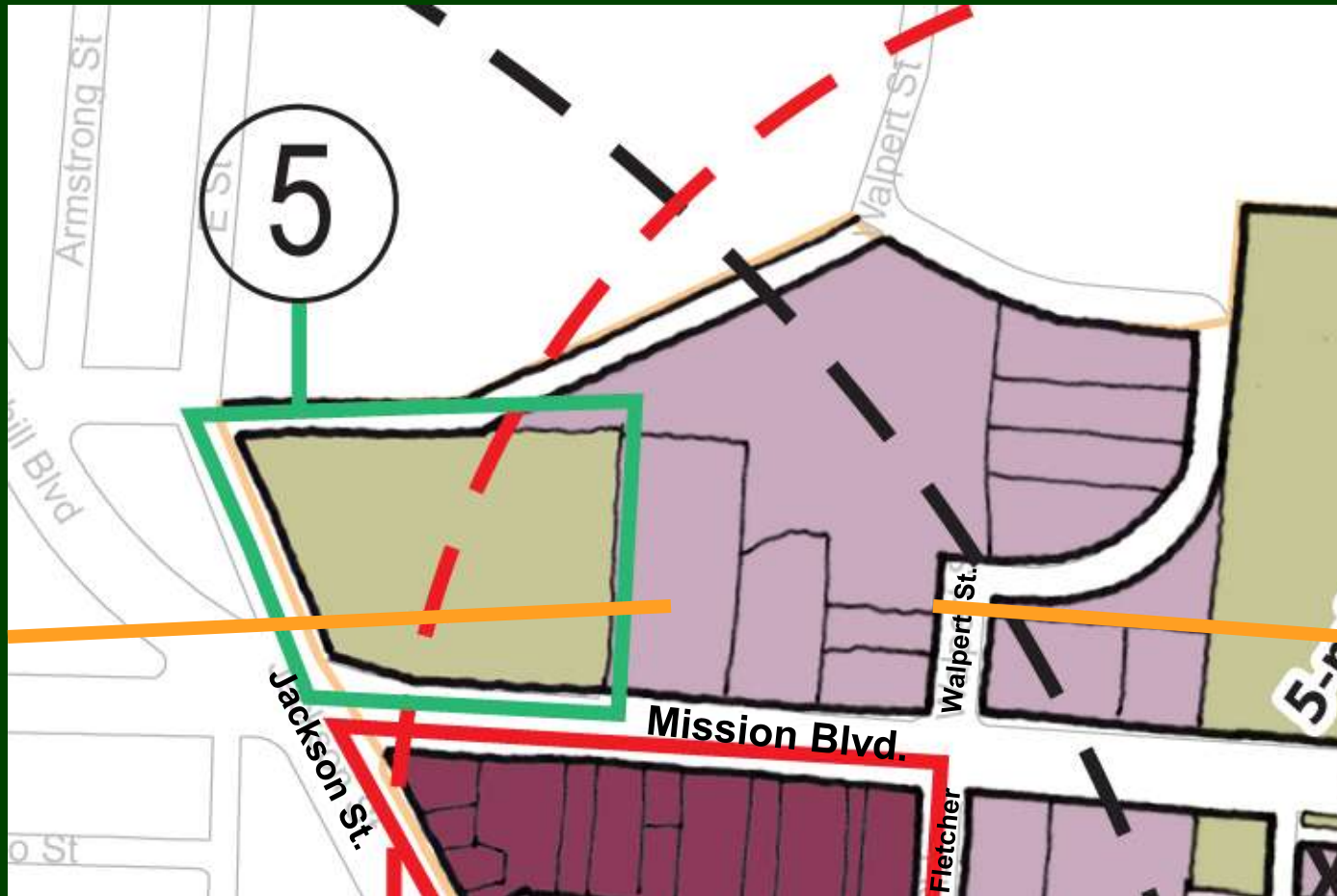
Alternatives

Variable 4: Designate area between Jackson St., Mission Blvd., and Fletcher Lane as T5



Alternatives

Variable 5: Designate parcel at southeast corner of Mission Boulevard and Jackson Street as Civic Space

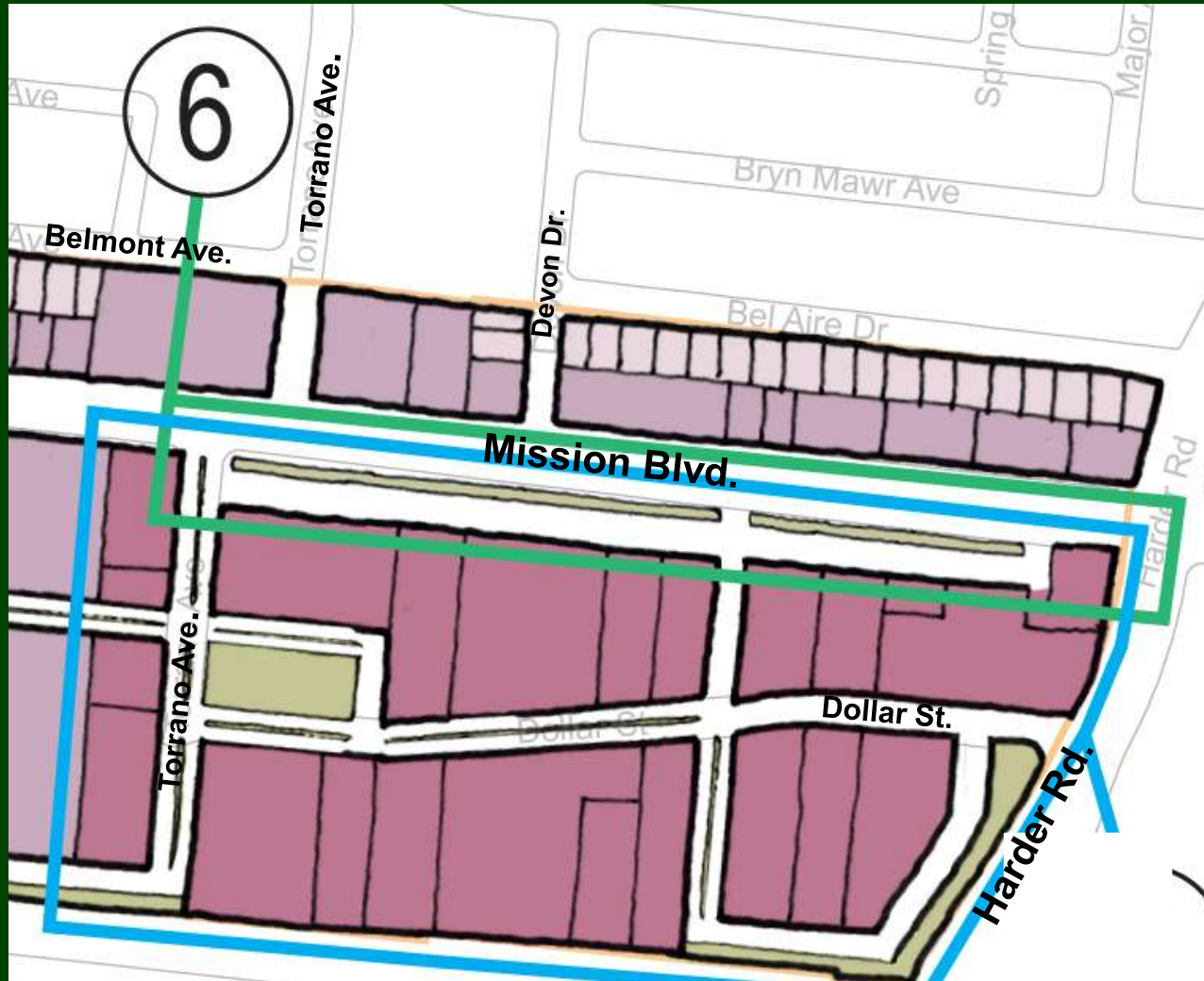


Fault Lines



Alternatives

Variable 6: Include slip lane on west side of Mission Boulevard between Torrano Ave. and Harder Rd.

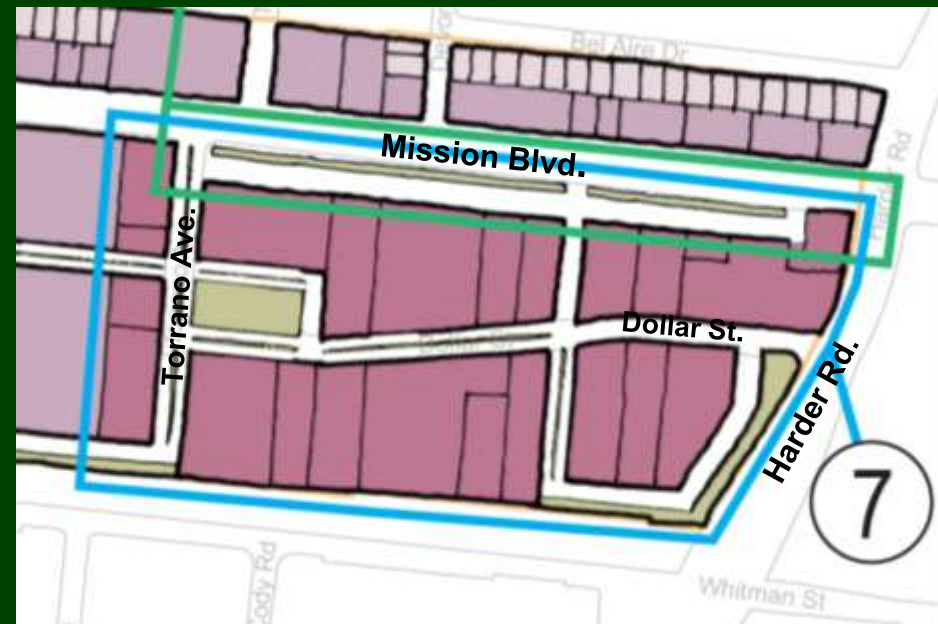


Alternatives

Variable 7: Change zoning from SD to T4-2 and change location of new Thoroughfare in southwest corner of Specific Plan area.



Road configuration in charrette Regulating Plan



Alternate road configuration

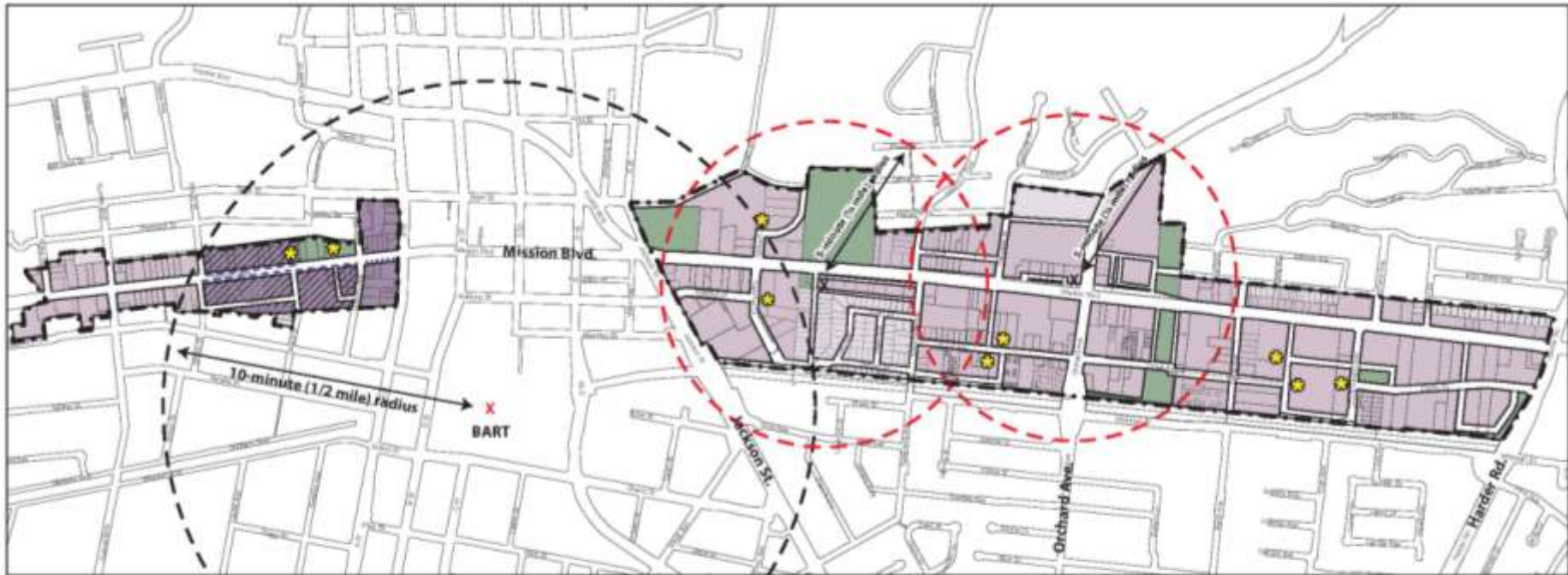


Alternative A Regulating Plan

SMARTCODE

Mission Boulevard Corridor

ALTERNATIVE A REGULATING PLAN



Legend

Project Area

Parcels

Terminated Vistas

Mandatory Shipfront Overlay

Recommended Shipfront Overlay

T3 Sub-Urban Zone: 4.3 DU/acre min; 12 DU/acre max

T4-1 Urban General Zone: 17.5 DU/acre min; 36 DU/acre max

T6 Urban Center Zone: 36 DU/acre min; 56 DU/acre max

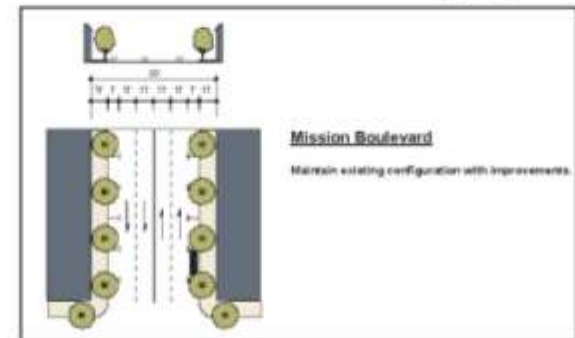
Height Overlay 1: 2 to 3 Story

Civic Space Zone

For illustrative purpose only:

10-minute walking radius
(1/2 mile from BART)

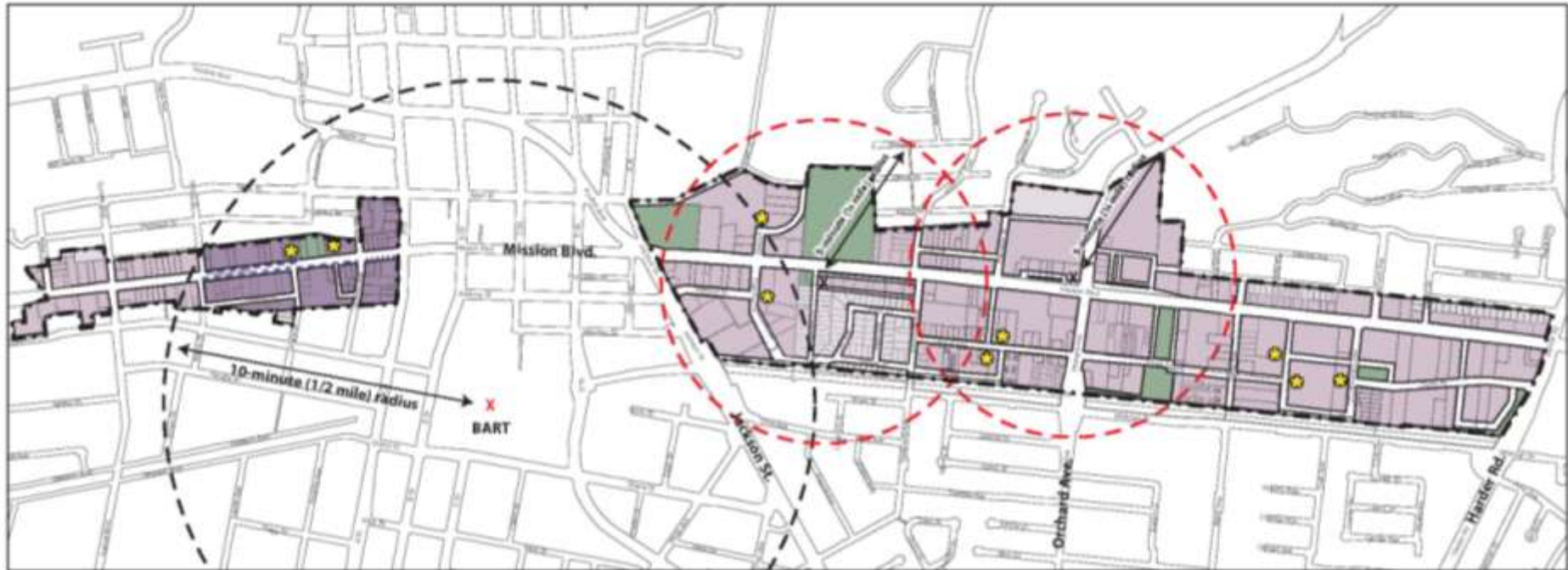
5-minute walking radius
(1/4 mile)



Alternative B Regulating Plan

SMARTCODE
Mission Boulevard Corridor

ALTERNATIVE B REGULATING PLAN



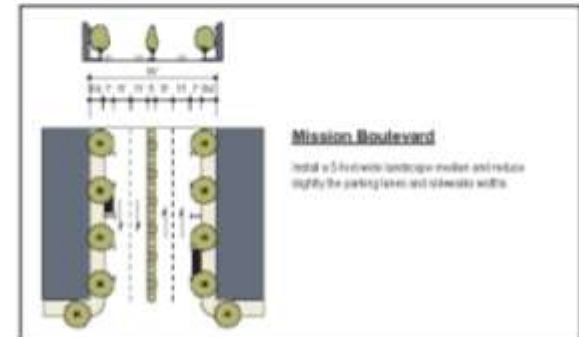
Legend

- Project Area
- Parcels
- ★ Terminated Vistas
- Mandatory Shopfront Overlay
- Recommended Shopfront Overlay

 T3 Sub-Urban Zone:	4.3 DUs/acre min; 17.6 DUs/acre max
 T4-1 Urban General Zone:	17.5 DUs/acre min; 35 DUs/acre max
 T5 Urban Center Zone:	35 DUs/acre min; 65 DUs/acre max
 Civic Space Zone:	

For illustrative purpose only:

- 10-minute walking radius (1/2 mile from BART)
- 5-minute walking radius (5/8 mile)



Chapter 4: The Form-Based Code

4 Mission Boulevard Corridor Form-Based Code

4.1 Introduction to the Form-Based Code

4.2 Chapter 10, Article 25 of the City of Hayward Municipal Code: The Mission Boulevard Corridor Form-Based Code

Sec. 10-25.100 Purpose and Applicability

Sec. 10-25.200 Regulating Plan and Transect Zones

Sec. 10-25.300 Standards and Tables

Sec. 10-25.400 Procedures

Sec. 10-25.500 Definitions and Rules of Interpretation

CHAPTER 10, ARTICLE 25

OF

THE CITY OF HAYWARD

MUNICIPAL CODE:

HAYWARD MISSION BOULEVARD CORRIDOR

FORM-BASED CODE

JANUARY 28, 2011 DRAFT



T1



T2



T3



T4



T5



Chapter 4: The Form-Based Code

TABLE 9. SPECIFIC FUNCTION & USE

FORM-BASED CODE

Mission Boulevard Corridor

TABLE 9: Allowed Functions. This table allocates Functions and permit requirements to Zones within the Code area.

	T3	T4-1	T4-2	T5	CS
a. RESIDENTIAL					
Multiple Family	CU	P	P	P	-
Second Dwelling Unit	P	P	P	P	-
Single Family	P	-	-	-	-
Live-Work	-	P	P	P	-
Transitional Housing	P	P	P	P	-
Group Transitional Housing	-	CU	CU	CU	-
Supportive Housing	P	P	P	P	-
Group Supportive Housing	-	CU	CU	CU	-
Emergency Homeless Shelter	-	P	P	P	-
Single Room Occupancy (SRO)	-	-	-	P	-
b. LODGING					
Bed & Breakfast	CU	AU	AU	AU	-
Hotel	-	CU	CU	CU	-
c. OFFICE					
Office	CU	P	P	P	-
d. RETAIL					
Alcohol Sales	-	CU	CU	CU	-
Artisan/Craft Production	-	P	P	P	-
Appliance Repair Shop	-	P	P	P	-
Check Cashing & Loans	-	CU	CU	CU	-
Dance/Nightclub	-	CU	CU	CU	-
Equipment Rentals	-	AU	AU	AU	-
Home Occupation	P	P	P	P	-
Indoor Recreation	-	AU	AU	AU	P
Kennel	-	AU	AU	AU	-
Massage Parlor	-	CU	CU	CU	-
Media Production	-	AU	AU	P	-
Pawn Shop	-	CU	CU	CU	-
Personal Services	CU	P	P	P	-
Printing and Publishing	-	AU	AU	P	-
Recycling Collection Area	-	AU	AU	AU	-
Restaurant	-	P	P	P	-
Retail Sales	-	P	P	P	-
Tattoo Parlor	-	CU	CU	CU	-
Small Motion Picture Theater	-	CU	CU	CU	P
Large Motion Picture Theater *	-	CU	CU	CU	CU
Live Performance Theater	-	CU	CU	CU	P
e. CIVIC					
Assembly	-	AU	AU	AU	AU
Conference Center	-	-	-	CU	-
Cultural Facilities	CU	P	P	P	P
Park & Recreation	P	P	P	P	P
Parking Facility	-	AU	AU	AU	-
Public Agency Facilities	CU	P	P	P	P
Religious Facility	CU	AU	AU	AU	AU
Wind Energy	P	P	P	P	P
f. OTHER: AGRICULTURE					
Vegetable Garden	P	P	P	-	-
Urban Farm	P	P	P	P	P
Community Garden	P	P	P	P	P
Green Roof	P	P	P	P	P
Extensive	P	P	P	P	P
Semi-Intensive	P	P	P	P	P
Intensive	P	P	P	P	P
Vertical Farm	-	-	-	P	-
g. OTHER: AUTOMOTIVE					
Automobile Repair (Minor)	-	AU	AU	AU	-
Automobile Repair (Major)	-	CU	CU	CU	-
Drive-Through Facility	-	CU	CU	CU	-
Gas Station	-	CU	CU	CU	-
Taxi Company	-	AU	AU	AU	-
h. OTHER: CIVIL SUPPORT					
Fire Station	CU	P	P	P	-
Hospital	-	CU	CU	CU	-
Medical/Dental Clinic	-	AU	AU	AU	-
Mortuary	-	AU	AU	AU	-
Police Station	CU	P	P	P	-
i. OTHER: EDUCATION					
Day Care Center	CU	P	P	P	-
Day Care Home	P	AU	AU	AU	-
Educational Facilities	-	AU	AU	AU	P
Vocational School	-	AU	AU	AU	P
j. OTHER: LIGHT INDUSTRIAL					
Research and Development	-	-	P	-	-
Wholesale	-	-	P	-	-
Manufacturing/Assembly of Clothing	-	-	P	-	-
Woodworking Shop	-	-	P	-	-
Artisan Manufacturing	-	-	P	-	-

(-) = NOT PERMITTED

(P) = BY RIGHT

(AU) = ADMINISTRATIVE USE PERMIT

(CU) = CONDITIONAL USE PERMIT

Table 9: Uses

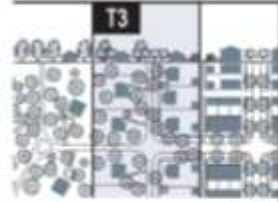
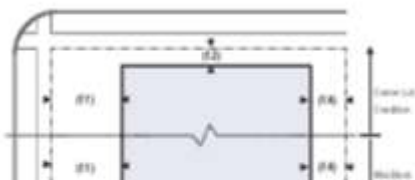

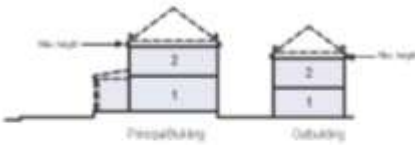
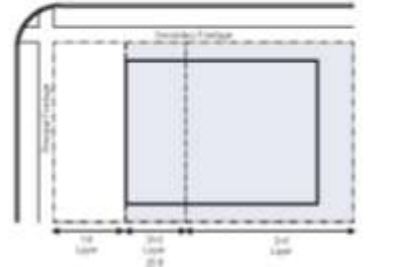


Chapter 4: The Form-Based Code

FORM-BASED CODE

Mission Boulevard Corridor

TABLE 12A. FORM-BASED CODE GRAPHICS - T3

<p>T3</p>  <p>(see Table 11)</p>	<p>SETBACKS - PRINCIPAL BUILDING</p> <ol style="list-style-type: none"> The Facade and Elevation of Principal Buildings shall be measured from the Lot line as shown. Facade shall be built along the Principal Frontage to the minimum specified width in the table. 
<p>a. LOT OCCUPATION (see Table 11a)</p> <p>Lot Width: 65 ft min. (50 ft min.)</p> <p>Lot Coverage: 70% max.</p> <p>b. SETBACKS - PRINCIPAL BUILDING (see Table 11b)</p> <p>Front Setback (Principal): 15' min.</p> <p>Rear Setback (Principal): 15' min.</p> <p>Side Setback: 15' min.</p> <p>Front Setback (Outbuilding): 15' min.*</p> <p>Frontage Building: 40% min. at setback</p>	<p>SETBACKS - OUTBUILDING</p> <ol style="list-style-type: none"> The Elevation of the Outbuilding shall be measured from the Lot line as shown. 
<p>c. SETBACKS - OUTBUILDING (see Table 11c)</p> <p>Front Setback: 15' min. (10' min.)</p> <p>Rear Setback: 15' min. (10' min.)</p> <p>Side Setback: 15' min.*</p>	<p>BUILDING CONFIGURATION</p> <ol style="list-style-type: none"> Building height shall be measured in number of stories, excluding Attics and Basements. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 10 feet with a minimum of 25 feet in height shall be required to the eave or roof deck as specified in Table 11. 
<p>d. BUILDING DISPOSITION (see Table 11d)</p> <p>Basement: Permitted</p> <p>Attic: Permitted</p> <p>Basement: Not permitted</p> <p>Attic: Not permitted</p> <p>e. PRIVATE FRONTAGES (see Table 11e)</p> <p>Common Wall: Permitted</p> <p>Front & Fence: Permitted</p> <p>Screen or Lightwell: Not permitted</p> <p>Frontage: Not permitted</p> <p>Door: Not permitted</p> <p>Shed: Not permitted</p> <p>Galley: Not permitted</p> <p>Attic: Not permitted</p>	<p>f. BUILDING CONFIGURATION (see Table 11f)</p> <p>Principal Building: 2 stories max.</p> <p>Outbuilding: 1 story max.</p> <p>g. PARKING PROVISIONS (see Section 12.25.245)</p> <p>Permit (2) 1 car per lot</p> <p>For Table 12A (Principal Building): 2 car per lot</p> <p>Single-family House: 1 car per lot</p> <p>Non-residential Function: 1 car per lot</p>
<p>h. BUILDING CONFIGURATION (see Table 11h)</p> <p>Principal Building: 2 stories max.</p> <p>Outbuilding: 1 story max.</p> <p>i. PARKING PROVISIONS (see Section 12.25.245)</p> <p>Permit (2) 1 car per lot</p> <p>For Table 12A (Principal Building): 2 car per lot</p> <p>Single-family House: 1 car per lot</p> <p>Non-residential Function: 1 car per lot</p>	<p>PARKING PLACEMENT</p> <ol style="list-style-type: none"> Uncovered parking spaces may be provided within the second and third Layer as shown in the diagram (see Table 11d). When provided, covered parking shall be located within the third Layer as shown in the diagram (see Table 11d). Side- or rear-entry garages may be allowed in the first or second Layer by Waiver. When provided, one-car garages shall have minimum interior dimensions of 9 ft by 18 ft. Trash containers shall be stored within the third Layer. 

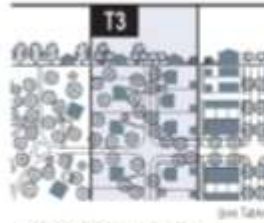
Tables 12 A-D: Form-Based Code Graphics



Chapter 4: The Form-Based Code

FORM-BASED CODE

Mission Boulevard Corridor



LOT OCCUPATION (see Table 11a)	
Lot Width	60 ft min. (20 ft min.)
Lot Coverage	75% max.

SETBACKS - PRINCIPAL BUILDING (see Table 11b)	
# of Feet Setback/Principal	10 ft min.
# of Feet Setback/Secondary	10 ft min.
# of Feet Setback/Side	5 ft min.
# of Feet Setback/Rear	10 ft min.*
Frontage Building	40% min. at setback

SETBACKS - OUTBUILDING (see Table 11c)	
# of Feet Setback	10 ft min. (5 ft min.)
# of Feet Setback/Side	5 ft min. (5 ft min. at corner)
# of Feet Setback/Rear	10 ft min.*

BUILDING DISPOSITION (see Table 11d)	
Edgeward	permitted
Cornerward	permitted
Streetward	not permitted
Courtyard	not permitted

PRIVATE FRONTAGES (see Table 11e)	
Common Yard	permitted
Porch & Fence	permitted
Terrace or Lightwell	not permitted
Firewall	not permitted
Shed	not permitted
Shedroom	not permitted
Gallery	not permitted
Atrium	not permitted

Refer to Summary Table 11

BUILDING CONFIGURATION (see Table 11f)	
Principal Building	2 stories max.
Outbuilding	2 stories max.

PARKING PROVISIONS (see Section 10.25.24)	
Permit D1	2 cars per unit

For Table D1 (Residential Condominiums)	2 cars per unit
Single-family House	1 car per garage, 2 cars per lot
Non-residential Function	various - normal

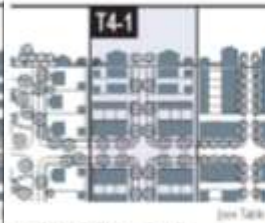
* The minimum rear setback for 2-story buildings is 10 ft.

Note: Refer to the Table 11a (Occupation) & Table 11b (Setbacks) for the corresponding sections in Summary Table 11.

TABLE 12B. FORM-BASED CODE GRAPHICS - T4-1

FORM-BASED CODE

Mission Boulevard Corridor



LOT OCCUPATION (see Table 11a)	
Lot Width	60 ft min. (20 ft min.)
Lot Coverage	75% max.

SETBACKS - PRINCIPAL BUILDING (see Table 11b)	
# of Feet Setback/Principal	10 ft min. (20 ft min.)
# of Feet Setback/Secondary	10 ft min. (20 ft min.)
# of Feet Setback/Side	5 ft min.
# of Feet Setback/Rear	10 ft min.*
Frontage Building	50% min. at setback

SETBACKS - OUTBUILDING (see Table 11c)	
# of Feet Setback	10 ft min. (5 ft min.)
# of Feet Setback/Side	5 ft min. (5 ft min. at corner)
# of Feet Setback/Rear	10 ft min.*

BUILDING DISPOSITION (see Table 11d)	
Edgeward	permitted
Cornerward	permitted
Streetward	permitted
Courtyard	permitted

PRIVATE FRONTAGES (see Table 11e)	
Common Yard	not permitted
Porch & Fence	permitted
Terrace or Lightwell	permitted
Firewall	permitted
Shed	permitted
Shedroom	permitted
Gallery	permitted
Atrium	not permitted

Refer to Summary Table 11

BUILDING CONFIGURATION (see Table 11f)	
Principal Building	4 stories max. (3 min.)
Outbuilding	2 stories max.

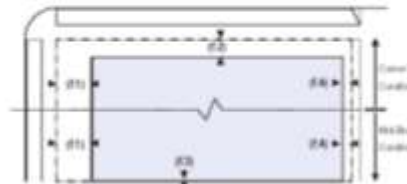
PARKING PROVISIONS (see Section 10.25.24)	
Permit D1	1.75 cars per unit

For Table D1 (Residential Condominiums)	2.0 cars per unit
Non-residential Function	various - normal

* At 10 ft from center line of alley.

Note: Refer to the Table 11a (Occupation) & Table 11b (Setbacks) for the corresponding sections in Summary Table 11.

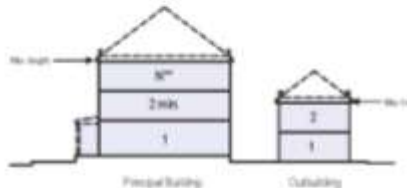
- SETBACKS - PRINCIPAL BLDG**
1. The Facades and Elevations of Principal Buildings shall be setback from the Lot lines as shown.
 2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



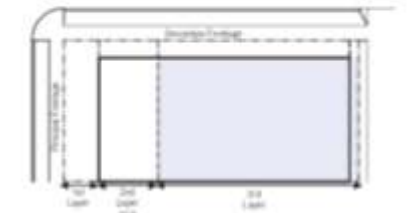
- SETBACKS - OUTBUILDING**
1. The Elevations of the Outbuilding shall be setback from the Lot lines as shown.



- BUILDING CONFIGURATION**
1. Building height shall be measured in number of stories, excluding Attics and raised basements.
 2. Stories may not exceed 10 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which may be a maximum of 11 ft with a maximum of 25%.
 3. Height shall be measured to the eave or roof deck as specified on Table 7.



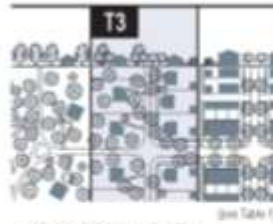
- PARKING PLACEMENT**
1. Covered and uncovered parking spaces may be provided within the lot, as shown in the diagram (see Table 11d).
 2. Trash containers shall be stored within the first layer.



Chapter 4: The Form-Based Code

FORM-BASED CODE

Mission Boulevard Corridor



(see Table 1)

a. LOT OCCUPATION (see Table 11a)	
Lot Width	25' min. 30' max.
Lot Coverage	75% max.
b. SETBACKS - PRINCIPAL BUILDING (see Table 11b)	
#1 Front Setback/Principal	10' min.
#2 Front Setback/Secondary	10' min.
#3 Side Setback	10' min.
#4 Rear Setback	10' min.
Frontage Building	10% min. at setback

c. SETBACKS - OUTBUILDING (see Table 11c)	
#1 Front Setback	10' min. 10' min. at setback
#2 Side Setback	10' min. 10' min. at setback
#3 Rear Setback	10' min.

d. BUILDING DISPOSITION (see Table 11d)	
Edgeward	permitted
Endward	permitted
Rearward	not permitted
Outward	not permitted

e. PRIVATE FRONTAGES (see Table 11e)	
Common Yard	permitted
Porch & Fence	permitted
Terrace or Lightwell	not permitted
Frontyard	not permitted
Street	not permitted
Shedding	not permitted
Galley	not permitted
Arabic	not permitted

Refer to Summary Table 1

f. BUILDING CONFIGURATION (see Table 11f)	
Principal Building	12 stories max.
Outbuilding	12 stories max.

MARKING PROVISIONS (see Section 12.5.2.1)

Permit 10' 1.75 min. per lot

For Table 12.1 Residential Condominiums: 2.0 min. per lot

Single-family House: 1.0 min. per lot

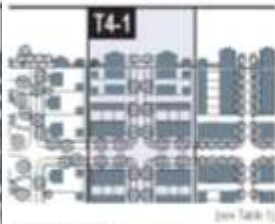
Non-residential Function: 1.0 min. per lot

* The minimum floor setback for 2-story buildings or portions thereof is 10'.

Note: Refer to the Table 11a Occupancy, 1 Setbacks, etc. (refer to the corresponding section in Summary Table 11)

TABLE 12B. FORM-BASED

Mission Boulevard Corridor



(see Table 1)

a. LOT OCCUPATION (see Table 11a)	
Lot Width	25' min. 30' max.
Lot Coverage	75% max.
b. SETBACKS - PRINCIPAL BUILDING (see Table 11b)	
#1 Front Setback/Principal	10' min. 24' max.
#2 Front Setback/Secondary	10' min. 24' max.
#3 Side Setback	10' min.
#4 Rear Setback	10' min.
Frontage Building	10% min. at setback

c. SETBACKS - OUTBUILDING (see Table 11c)	
#1 Front Setback	10' min. 10' min. at setback
#2 Side Setback	10' min. 10' min. at setback
#3 Rear Setback	10' min.

d. BUILDING DISPOSITION (see Table 11d)	
Edgeward	permitted
Endward	permitted
Rearward	permitted
Outward	permitted

e. PRIVATE FRONTAGES (see Table 11e)	
Common Yard	not permitted
Porch & Fence	permitted
Terrace or Lightwell	permitted
Frontyard	permitted
Street	permitted
Shedding	permitted
Galley	permitted
Arabic	not permitted

Refer to Summary Table 1

f. BUILDING CONFIGURATION (see Table 11f)	
Principal Building	14 stories max. 3 min.
Outbuilding	12 stories max.

MARKING PROVISIONS (see Section 12.5.2.1)

Permit 10' 1.75 min. per lot

For Table 12.1 Residential Condominiums: 2.0 min. per lot

Single-family House: 1.0 min. per lot

Non-residential Function: 1.0 min. per lot

* At 10' 1.75 min. from center line of alley

Note: Refer to the Table 11a Occupancy, 1 Setbacks, etc. (refer to the corresponding section in Summary Table 11)

FORM-BASED CODE

Mission Boulevard Corridor



(see Table 1)

a. LOT OCCUPATION (see Table 11a)	
Lot Width	25' min. 30' max.
Lot Coverage	75% max.
b. SETBACKS - PRINCIPAL BUILDING (see Table 11b)	
#1 Front Setback/Principal	10' min. 40' max.
#2 Front Setback/Secondary	10' min. 40' max.
#3 Side Setback	10' min.
#4 Rear Setback	10' min.
Frontage Building	10% min. at setback

c. SETBACKS - OUTBUILDING (see Table 11c)	
#1 Front Setback	10' min. 10' min. at setback
#2 Side Setback	10' min. 10' min. at setback
#3 Rear Setback	10' min.

d. BUILDING DISPOSITION (see Table 11d)	
Edgeward	permitted
Endward	permitted
Rearward	permitted
Outward	permitted

e. PRIVATE FRONTAGES (see Table 11e)	
Common Yard	not permitted
Porch & Fence	permitted
Terrace or Lightwell	permitted
Frontyard	permitted
Street	permitted
Shedding	permitted
Galley	permitted
Arabic	not permitted

Refer to Summary Table 1

f. BUILDING CONFIGURATION (see Table 11f)	
Principal Building	14 stories max. 3 min.
Outbuilding	12 stories max.

MARKING PROVISIONS (see Section 12.5.2.1)

Permit 10' 1.75 min. per lot

For Table 12.1 Residential Condominiums: 2.0 min. per lot

Single-family House: 1.0 min. per lot

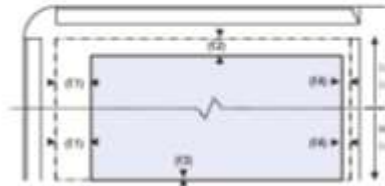
Non-residential Function: 1.0 min. per lot

* At 10' 1.75 min. from center line of alley

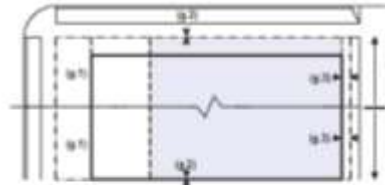
Note: Refer to the Table 11a Occupancy, 1 Setbacks, etc. (refer to the corresponding section in Summary Table 11)

TABLE 12C. FORM-BASED CODE GRAPHICS - T4-2

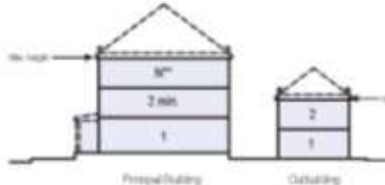
- SETBACKS - PRINCIPAL BLDG**
- The Facades and Elevations of Principal Buildings shall be delineated from the Lot lines as shown.
 - Facades shall be built along the Principal Frontage to the minimum specified width in the table.



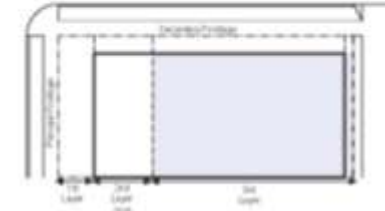
- SETBACKS - OUTBUILDING**
- The Elevations of the Outbuilding shall be delineated from the Lot lines as shown.



- BUILDING CONFIGURATION**
- Building height shall be measured in number of stories, excluding Attics and related basements.
 - Stories may be measured to the finished floor or finished ceiling, except for a first floor Commercial Function which must be measured to 11' with a maximum of 25'.
 - Height shall be measured to the eave or roof deck as specified on Table 1.



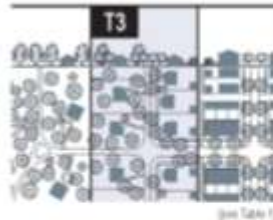
- PARKING PLACEMENT**
- Covered and uncovered parking spaces may be provided within the third layer as shown in the diagram (see Table 10d).
 - Trash containers shall be stored within the third layer.



Chapter 4: The Form-Based Code

FORM-BASED CODE

Mission Boulevard Corridor



(see Table 1)

LOT OCCUPATION (see Table 11a)	
Lot Width	8.0 min (32.8 max)
Lot Coverage	60% max

SETBACKS - PRINCIPAL BUILDING (see Table 11b)	
#1 Front Setback/Principal	10.0 min
#2 Front Setback/Secondary	12.0 min
#3 Side Setback	5.0 min
#4 Rear Setback	12.0 min*
Frontage Building	60% min at setback

SETBACKS - OUTBUILDING (see Table 11g)	
#1 Front Setback	10.0 min + 5.0 min setback
#2 Side Setback	1.0 min (5.0 min at corner)
#3 Rear Setback	5.0 min*

BUILDING DISPOSITION (see Table 11c)	
Edgeview	permitted
Sideview	permitted
Rearview	not permitted
Cornerview	not permitted

PRIVATE FRONTAGES (see Table 11d)	
Common Yard	permitted
Porch & Fence	permitted
Terrace or Lightwell	not permitted
Front porch	not permitted
Shop	not permitted
Shedroom	not permitted
Galley	not permitted
Attic	not permitted

Refer to Summary Table 11

BUILDING CONFIGURATION (see Table 11e)	
Principal Building	12 stories max
Outbuilding	12 stories max

PARKING PROVISIONS (see Section 10.25.24)	
Permit D1	1.5 min per unit

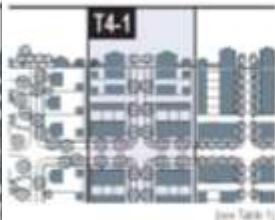
For Table D1 Residential Condominiums	2.0 min per unit
Single Family House	1.0 min per unit
Non-residential Function	normal

* at 10.0 ft from center line of alley

Note: Letters on the Table 11a Lot Occupancy, 11b Setbacks, etc., refer to the corresponding section in Summary Table 11.

TABLE 12B. FORM-BASED

Mission Boulevard Corridor



(see Table 1)

LOT OCCUPATION (see Table 11a)	
Lot Width	10.0 min (32.8 max)
Lot Coverage	60% max

SETBACKS - PRINCIPAL BUILDING (see Table 11b)	
#1 Front Setback/Principal	10.0 min (24.0 min)
#2 Front Setback/Secondary	12.0 min (24.0 min)
#3 Side Setback	5.0 min
#4 Rear Setback	12.0 min*
Frontage Building	60% min at setback

SETBACKS - OUTBUILDING (see Table 11g)	
#1 Front Setback	10.0 min + 5.0 min setback
#2 Side Setback	1.0 min (5.0 min at corner)
#3 Rear Setback	5.0 min*

BUILDING DISPOSITION (see Table 11c)	
Edgeview	permitted
Sideview	permitted
Rearview	permitted
Cornerview	permitted

PRIVATE FRONTAGES (see Table 11d)	
Common Yard	not permitted
Porch & Fence	permitted
Terrace or Lightwell	permitted
Front porch	permitted
Shop	permitted
Shedroom	permitted
Galley	permitted
Attic	not permitted

Refer to Summary Table 11

BUILDING CONFIGURATION (see Table 11e)	
Principal Building	14 stories max (3 min)
Outbuilding	12 stories max

PARKING PROVISIONS (see Section 10.25.24)	
Permit D1	1.5 min per unit

For Table D1 Residential Condominiums	2.0 min per unit
Single Family House	1.0 min per unit
Non-residential Function	normal

* at 10.0 ft from center line of alley

Note: Letters on the Table 11a Lot Occupancy, 11b Setbacks, etc., refer to the corresponding section in Summary Table 11.

FORM-BASED CODE

Mission Boulevard Corridor



(see Table 1)

LOT OCCUPATION (see Table 11a)	
Lot Width	10.0 min (32.8 max)
Lot Coverage	60% max

SETBACKS - PRINCIPAL BUILDING (see Table 11b)	
#1 Front Setback/Principal	10.0 min (24.0 min)
#2 Front Setback/Secondary	12.0 min (24.0 min)
#3 Side Setback	5.0 min
#4 Rear Setback	12.0 min*
Frontage Building	60% min at setback

SETBACKS - OUTBUILDING (see Table 11g)	
#1 Front Setback	10.0 min + 5.0 min setback
#2 Side Setback	1.0 min (5.0 min at corner)
#3 Rear Setback	5.0 min*

BUILDING DISPOSITION (see Table 11c)	
Edgeview	permitted
Sideview	permitted
Rearview	permitted
Cornerview	permitted

PRIVATE FRONTAGES (see Table 11d)	
Common Yard	not permitted
Porch & Fence	permitted
Terrace or Lightwell	permitted
Front porch	permitted
Shop	permitted
Shedroom	permitted
Galley	permitted
Attic	not permitted

Refer to Summary Table 11

BUILDING CONFIGURATION (see Table 11e)	
Principal Building	14 stories max (3 min)
Outbuilding	12 stories max

PARKING PROVISIONS (see Section 10.25.24)	
Permit D1	1.5 min per unit

For Table D1 Residential Condominiums	2.0 min per unit
Single Family House	1.0 min per unit
Non-residential Function	normal

* at 10.0 ft from center line of alley

Note: Letters on the Table 11a Lot Occupancy, 11b Setbacks, etc., refer to the corresponding section in Summary Table 11.

TABLE 12D. FORM-BASED CODE GRAPHICS - T5

Mission Boulevard Corridor



(see Table 1)

LOT OCCUPATION (see Table 11a)	
Lot Width	10.0 min (32.8 max)
Lot Coverage	60% max

SETBACKS - PRINCIPAL BUILDING (see Table 11b)	
#1 Front Setback/Principal	12.0 min (24.0 min)
#2 Front Setback/Secondary	12.0 min (24.0 min)
#3 Side Setback	10.0 min (24.0 min)
#4 Rear Setback	12.0 min*
Frontage Building	60% min at setback

SETBACKS - OUTBUILDING (see Table 11g)	
#1 Front Setback	10.0 min (24.0 min) with rear porch
#2 Side Setback	10.0 min (24.0 min) at corner
#3 Rear Setback	12.0 min

BUILDING DISPOSITION (see Table 11c)	
Edgeview	not permitted
Sideview	permitted
Rearview	permitted
Cornerview	permitted

PRIVATE FRONTAGES (see Table 11d)	
Common Yard	not permitted
Porch & Fence	not permitted
Terrace or Lightwell	permitted
Front porch	permitted
Shop	permitted
Shedroom	permitted
Galley	permitted
Attic	permitted

Refer to Summary Table 11

BUILDING CONFIGURATION (see Table 11e)	
Principal Building	16 stories max (3 min)
Outbuilding	12 stories max

PARKING PROVISIONS (see Section 10.25.24)	
Permit D1	1.5 min per unit

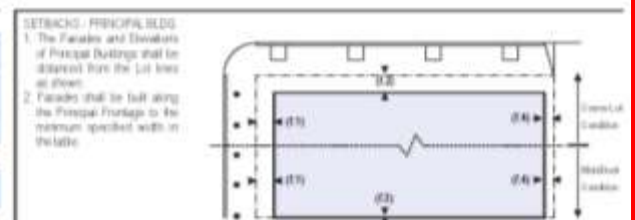
For Table D1 Residential Condominiums	2.0 min per unit
Single Family House	1.0 min per unit
Non-residential Function	normal

* at 10.0 ft from center line of alley

Note: Letters on the Table 11a Lot Occupancy, 11b Setbacks, etc., refer to the corresponding section in Summary Table 11.

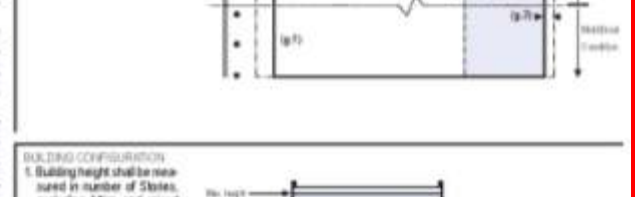
FORM-BASED CODE

Mission Boulevard Corridor



(see Table 1)

SETBACKS - PRINCIPAL BLDG	
1. The Facades and Elevations of Principal Buildings shall be setback from the Lot lines as shown.	
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.	



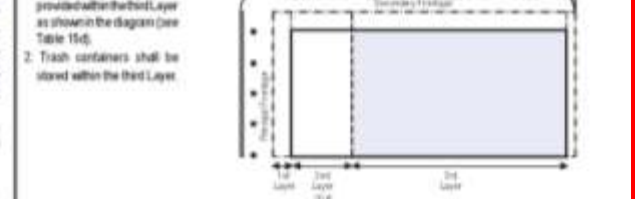
(see Table 1)

SETBACKS - OUTBUILDING	
1. The Elevations of the Outbuilding shall be setback from the Lot lines as shown.	

BUILDING CONFIGURATION	
1. Building height shall be measured in number of Stories, excluding Attics and raised basements.	
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 ft.	
3. Height shall be measured to the eave or roof deck as specified on Table 2.	
4. Elevation Lines shall be as shown on Table 2.	

Refer to Summary Table 11

PARKING PLACEMENT	
1. Covered and uncovered parking spaces may be provided within the third layer as shown in the diagram (see Table 11d).	
2. Trash containers shall be placed within the third layer.	



Chapter 5: Infrastructure Plan

5 Infrastructure Plan

5.1 Introduction

5.2 Infrastructure and Utility Plan

5.2.1 Existing Conditions: Utilities Analysis

5.2.2 Preferred Plan Alternatives: Utility Infrastructure Demands

5.3 Mobility Plan

5.3.1 Automobile

5.3.2 Bicycle

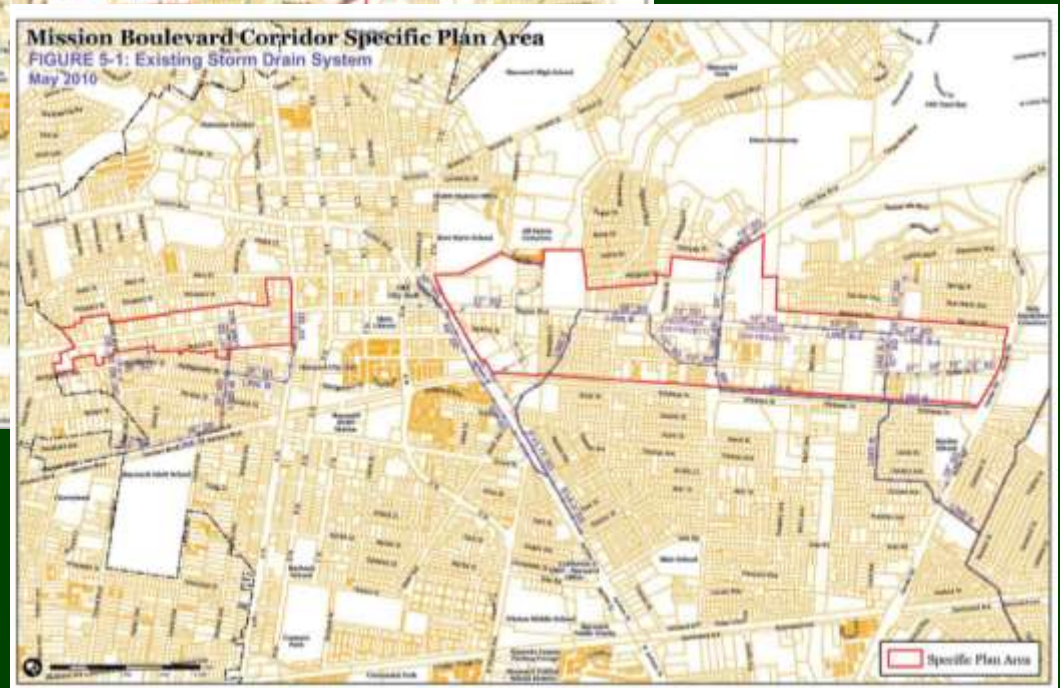
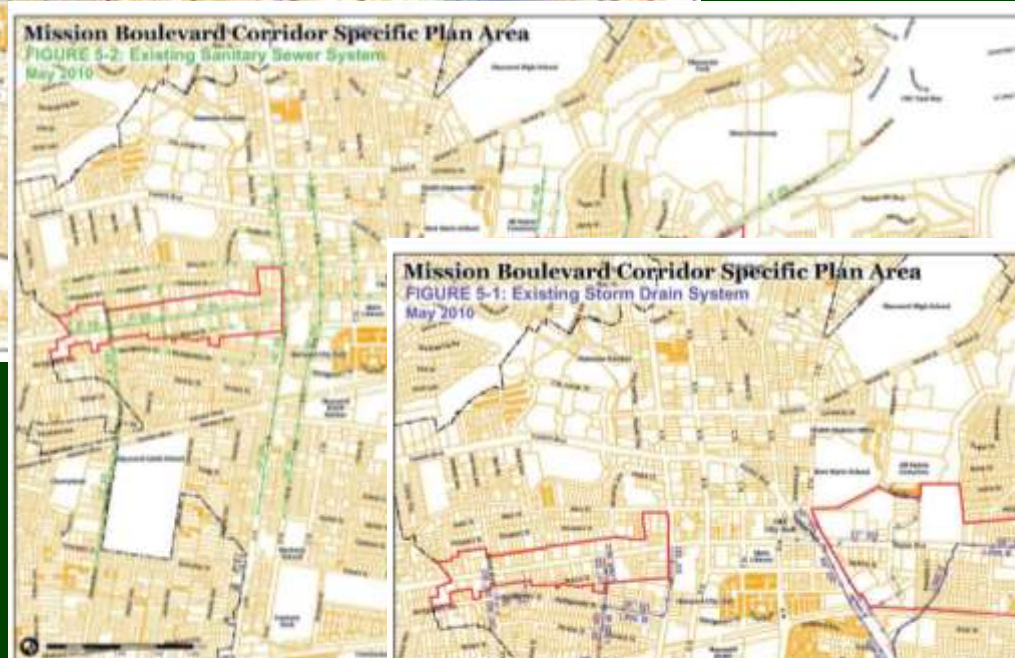
5.3.3 Pedestrian

5.3.4 Transit

5.3.5 Parking & Transportation Demand Management



Infrastructure and Utility Plan



Mobility Plan

Mobility Plan

5.3.1 Automobile

5.3.2 Bicycle

5.3.3 Pedestrian

5.3.4 Transit

5.3.5 Parking & Transportation Demand Management



Chapter 6: Implementation Plan

6 Implementation Plan

6.1 Introduction

6.2 Implementation Steps

6.3 Conceptual Financing Plan for Future Development and Infrastructure

6.3.1 Commercial Development Strategy for the Southern Section

6.3.2 Development Strategy for the Northern Section

6.3.3 Fiscal Impact of Plan Implementation

6.3.4 Financing Concepts

6.3.5 Networking to Identify Appropriate Developers

6.3.6 Marketing to Targeted Developers

6.3.7 A Community Facilities District for Long-Term Fiscal Sustainability



Chapter 6: Implementation Plan

Project Development Program

PROJECTED DEVELOPMENT PROGRAM - BASED ON MARKET AND STRATEGY STUDY¹

	2010-20	2020-30	Total
Residential Units			
Townhomes	36	44	80
Condominiums	80	120	200
Market Rate Apartments	160	220	380
Affordable Apartments	<u>60</u>	<u>80</u>	<u>140</u>
Total Residential Units	336	464	800
Commercial/Industrial SF			
Retail Commercial	100,000	100,000	200,000
Industrial/Service Commercial	<u>40,000</u>	<u>60,000</u>	<u>100,000</u>
Total Commercial/Industrial	140,000	160,000	300,000

¹ Appendix B - Mission Boulevard Market Analysis and Economic Development Strategy, May 2010



Chapter 6: Implementation Plan

Opportunity Site 1

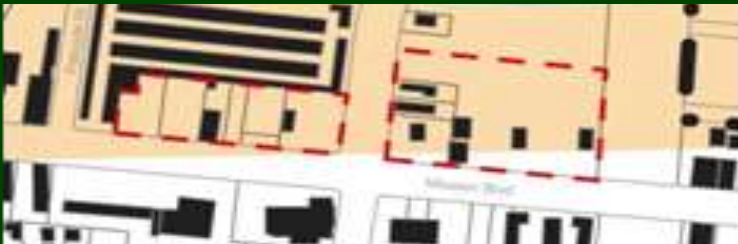
West side of Mission Blvd. between Torrano Ave. to Harder Rd.



Chapter 6: Implementation Plan

Opportunity Site 2

East side of Mission Blvd. at Carlos Bee Blvd.



Chapter 6: Implementation Plan

Opportunity Site 3

West side of Mission Blvd. between Sycamore Ave. and Pinedale Court



Appendix A: Synoptic Survey

Mission Boulevard Corridor Specific Plan - Appendix A



Existing Conditions Analysis and Synoptic Survey

for the

Mission Boulevard Corridor Specific Plan
Form-Based Code

April 7, 2010

Prepared by:
Hall Alminana, Inc.



Appendix B: Market Analysis and Economic Development Strategy

Mission Boulevard Corridor Specific Plan - Appendix B



Administrative Draft

**Mission Boulevard Market Analysis and
Economic Development Strategy**

Prepared for

**Hall Alminana and
The City of Hayward
Hayward, California**

Submitted by

AECOM Economics

Formerly Economics Research Associates (ERA)

May 24, 2010

Project No. 18480



Appendix C: Fiscal Impact Analysis

Mission Boulevard Corridor Specific Plan - Appendix C



Project Report

**Mission Boulevard Corridor Specific Plan
Fiscal Impact Report**

Prepared for

**Hall Alminana and
The City of Hayward
Hayward, California**

Submitted by

AECOM Economics (Part of AECOM Technical Services)

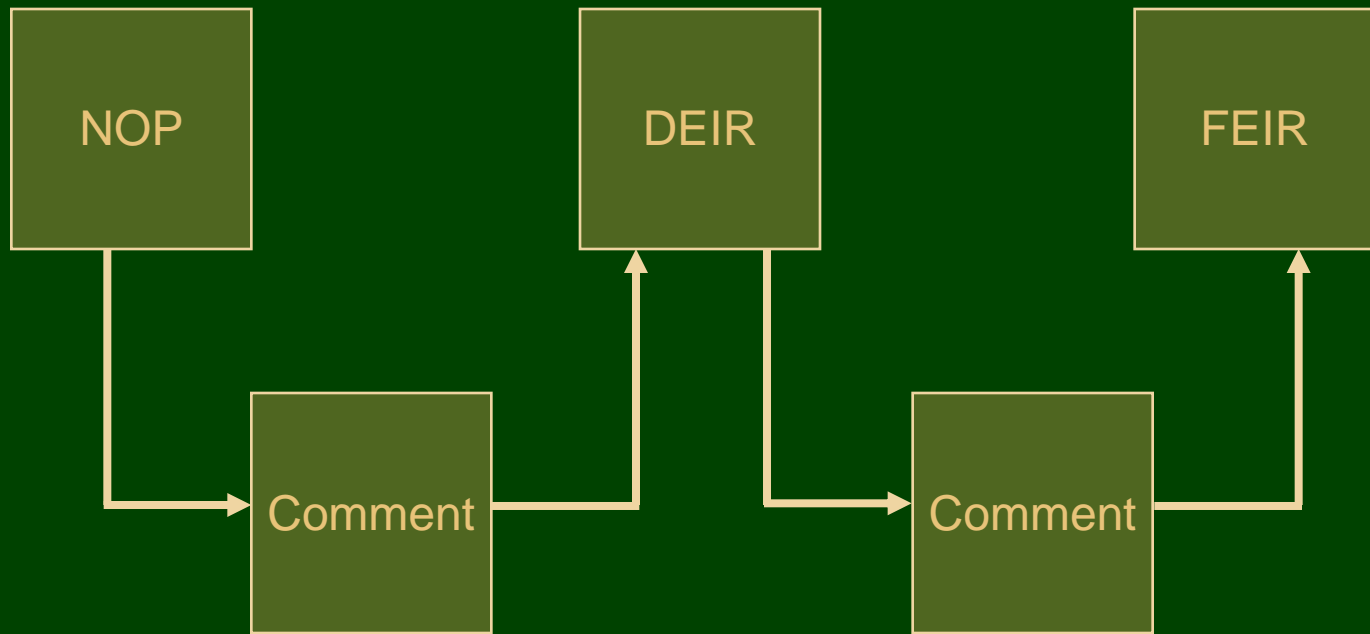
Formerly Economics Research Associates (ERA)

January 3, 2011,

Project No. 18480



CEQA: Preparation of a program-level EIR is underway



CEQA

Aesthetics

Air Quality

Biological Resources

Climate Change

Cultural Resources

Geology & Soils

Hazards

Hydrology

Land Use

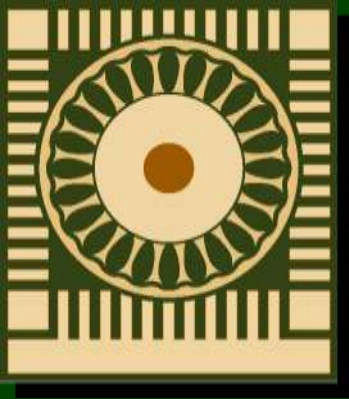
Noise

Public Services

Transportation

Utilities





CITY OF
HAYWARD

HEART OF THE BAY

Mission Boulevard Corridor Specific Plan



Erik Pearson, *Senior Planner, City of Hayward*
Laura Hall and Robert Alminana, *Hall Alminana, Inc.*
Kevin Colin, *Lamphier-Gregory*
Development Services Department

